



Exciting Development Opportunity For Attractive
Single Plot, with Planning Consent, in
Picturesque Ightham Location

Land at Arboret, Oldbury
Lane, Ightham, SEVENOAKS,
Kent TN15 9DD

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site is situated on the southern side of Oldbury Lane and comprises the side garden of an existing property. The parcel of land is broadly rectangular in shape and neatly sits between two properties to the east and west, with the Ightham Recreational Ground to the south. Ightham Primary School lies a short walk to west.

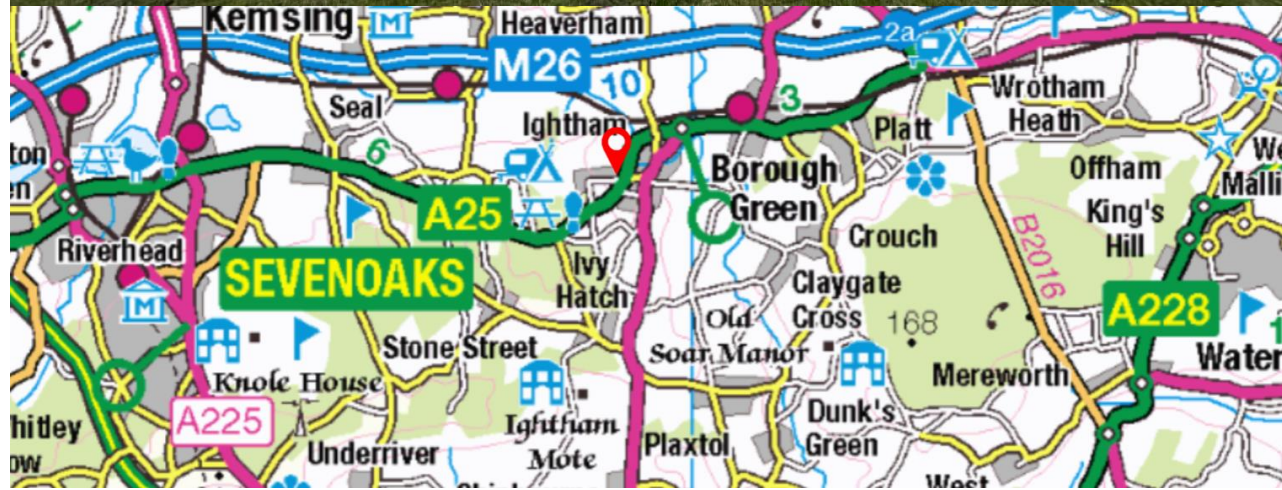
The site is situated within the Metropolitan Green Belt, the Kent Downs AONB and adjoins the Oldbury Conservation Area to the north.

Ightham offers an attractive village centre with a range of amenities including public house, recreational ground, village hall and primary school. Ightham also boasts Ightham Mote, which is a 14th century moated manor house.

Sevenoaks is approximately 6 miles away and offers comprehensive shopping, recreation facilities, and mainline services to London. Alternatively, Borough Green also facilitates mainline services to London, including trains to London Victoria.

The site is conveniently located for M20/M26 junction at Wrotham providing links to the motorway networks.

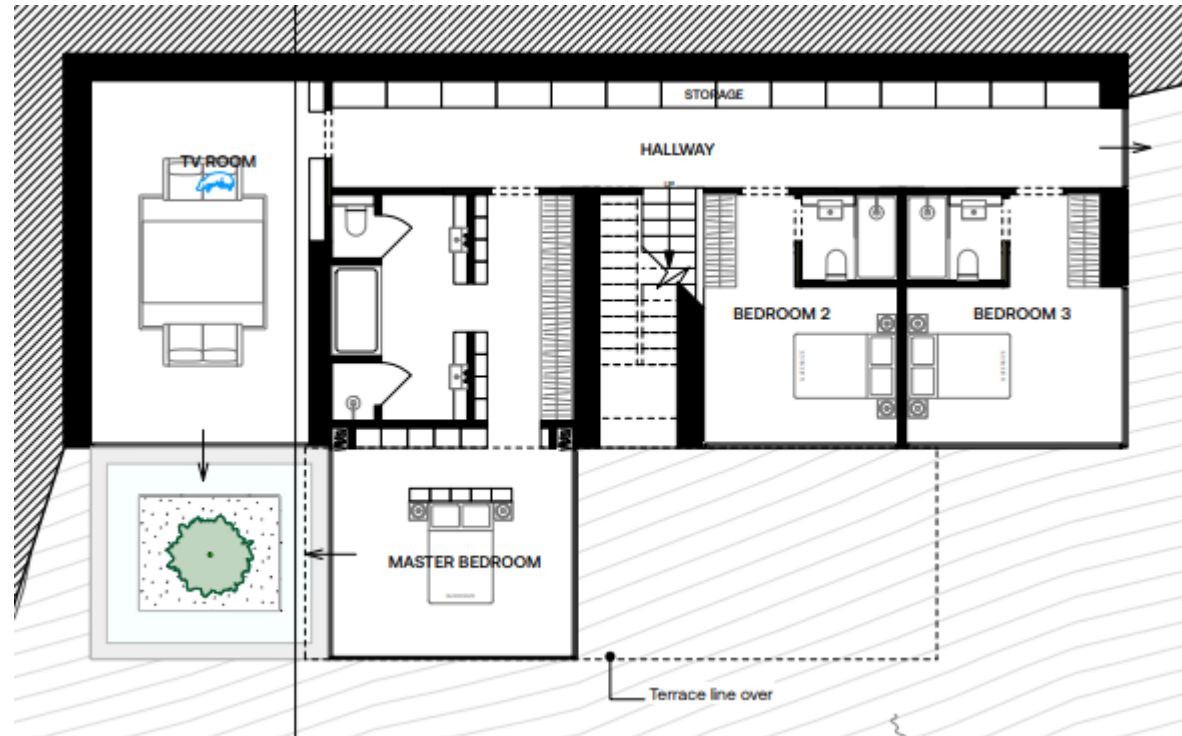
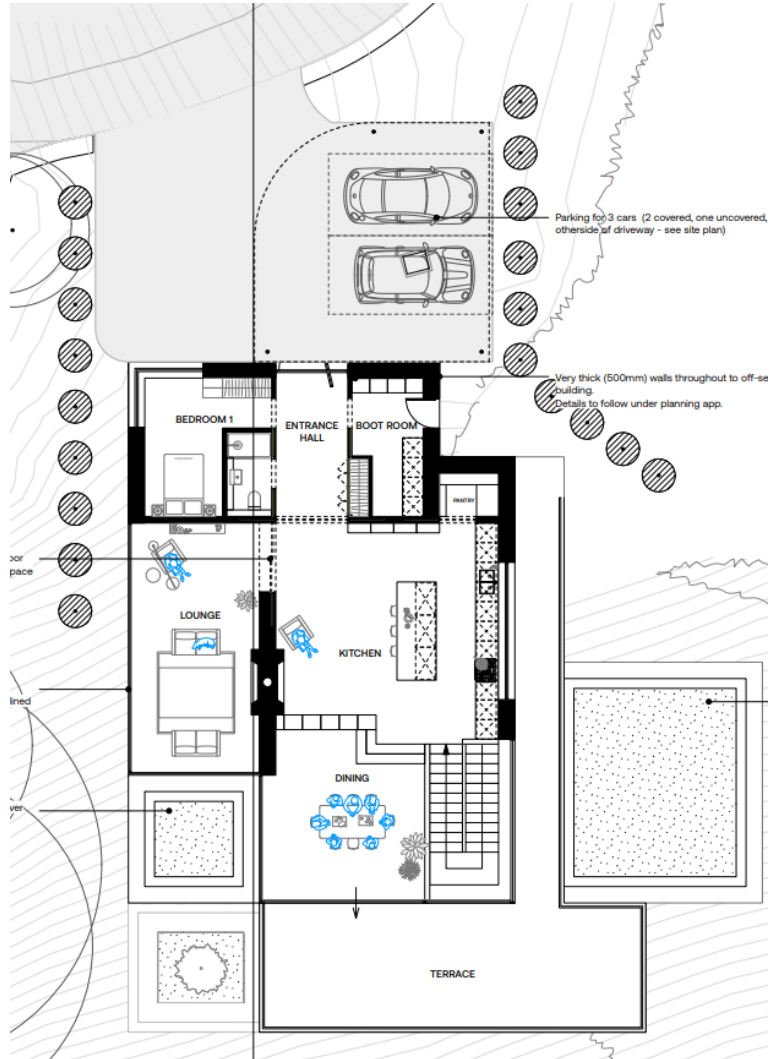
There are a number of well thought of schools in the locality, both public and state schools, including Grammar schools.



Planning

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In February 2024 the site was granted planning consent Ref: [23/03379](#) for the: *Erection of a new detached dwellinghouse with associated access and vehicle parking facilities*



Sales and Viewing Information

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Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

Agent Details

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